



STERIS HOUSE

Jays Close | Viables Business Park | Basingstoke | RG22 4AX



On instruction from

STERIS[®]



**Quality air conditioned offices
on a single self contained floor**

6,163 sq ft (573 sq m) TO LET
with 28 car parking spaces

Offered with an attractive fit out and furnishing if required





STERIS HOUSE

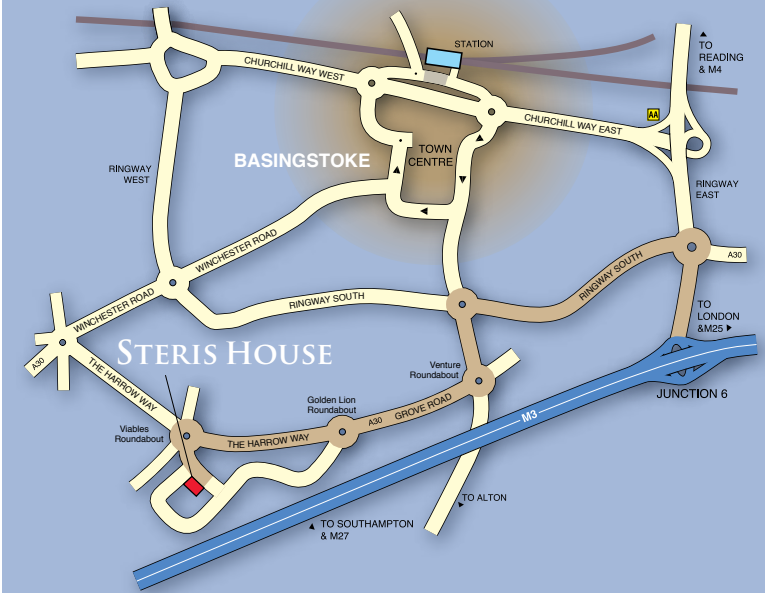
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Steris House offers quality, modern office accommodation, positioned on a prominent corner site within the Viables Business Park some 1½ miles from junction 6 of the M3 motorway and a similar distance from the town centre.

The subject premises are arranged at second floor level, partly open plan in format, but also with the benefit of 7 good sized cellular offices, including a boardroom facility. The space comprises 6,163 sq ft (573 sq m), offered with 28 on site car parking spaces.

A M E N I T I E S

- Four pipe fan coil air conditioning
- Full accessed raised floors (with boxes)
- Suspended ceilings with category 2 lighting
- Passenger lift
- Male and female toilets
- Demountable cellular offices
- Swipe card security system
- Existing furnishing available if required (*workstations, chairs, filing cabinets, head height partition dividers etc*)



B A S I N G S T O K E

- Located 45 miles south west of London and served by junctions 6 & 7 of the M3 motorway
- Frequent rail services to and from Waterloo in a journey time of approx 50 minutes
- Excellent communication routes via the motorway network and the internal ring road system
- Extensive upgrade to town centre shopping and recreational facilities

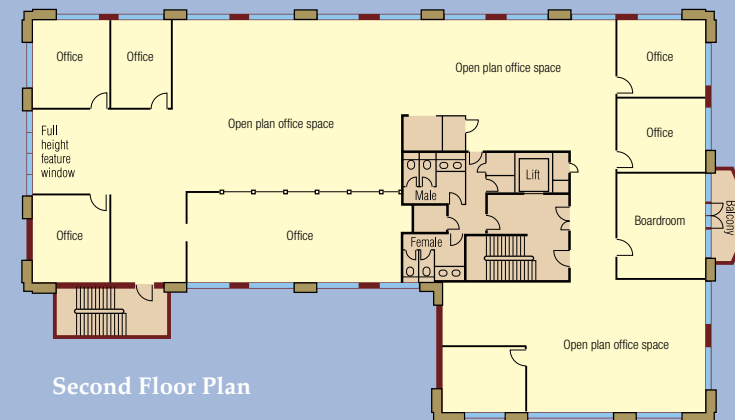
T E R M S

A new sub-lease is available to expire in March 2012. A longer term period may be considered.

Rental information upon application to the agents.



Contact: Richard Thomas
e-mail: richard.thomas@bdt.uk.com



Second Floor Plan

Plan not to scale

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Finance Act 1989: Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchaser or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction.